



Town Council Agenda Report

SUBJECT: SITE PLAN

Application No. and Location: SP 4-5-00, 5911 SW 61 Avenue (220' N. of Stirling Road)

CONTACT PERSON/NUMBER: Mark Kutney, AICP (797-1101)

TITLE OF AGENDA ITEM: Gardens at Stirling

REPORT IN BRIEF: The applicant requests site plan approval to construct three (3) buildings consisting of 28, two-story, two bedroom, rental townhomes with garages, associated parking and landscaping. Site amenities will include an exercise room with an outdoor patio and spa. The property will be fully enclosed with a 6' chain link fence on the west, north and south property lines and a 6' metal railing on the east property line. The buildings are arranged in a linear pattern to fit within the narrow parameters of the site with the rear of the units facing the residential property to the north. All of the units will be two bedroom with approximately 1700 square feet including a one car garage. The building's exterior reflects stucco walls painted in a "Smoke Stain Rose", tan accent banding, white garage doors and widow frames, and Spanish 'S' tile roofing material. The building height will be 27' to the mean of roof. Landscaping and parking have been designed to meet current code.

PREVIOUS ACTIONS: None

CONCURRENCES: The Site Plan Committee recommended approval based on the planning report and that the petitioner change the front entry to a hip roof with two columns and that planting material in front be switched from Hibiscus to Nora Grants. (motion carried 4-0 June 27, 2000, James Marcellini absent).

RECOMMENDATION(S): *Based upon the above, staff recommends approval of application SP 4-5-00 subject to the following conditions prior to the issuance of a building permit.*

1. Providing color chips of the proposed color scheme.
2. Providing a copy of the recorded plat.
3. Providing a sign detail and square footage of sign area.
4. Reflecting the 6' railing shown on the landscape plan on the site plan and providing a detail of its construction also, providing setback dimensions from the property line to the entrance sign and moving the entrance sign out of the utility easement (approximately 3' to the west) or providing a hold harmless letter to the Town from the utility department.
5. Deleting the proposed Areca Palms along the south perimeter and providing Philodendron Selloums (7 gal. @ 36" OC) under the Green Buttonwood trees and flowering accent trees (Oleander, Crepe Myrtle, or Cassia) under the Washingtonia and Sabal Palms.

Item No.

6. Showing the concrete patio slabs on the site plan and landscape plans and adjusting the trees in the rear yard area to accommodate the patio locations.
7. Filling the landscape areas in front of the units to the sidewalk with shrubs and groundcover.
8. Verifying vehicle sight distance beyond garden area privacy fence adjacent to asphalt driveways.
9. Verifying the note regarding road right of way by occupation and provide town of Davie Maintenance Map for right of way.
10. Maintaining a 4:1 slope behind the curb on section D-D. Verify slope on detail. Revise width dimension on this cross section.

Attachment(s): Planning report, Land use map, Subject site map, Aerial.

Application #: SP 4-5-00
The Gardens at Stirling

Revisions:

Exhibit "A":

Original Report Date: June 23, 2000

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Owner:

Name: The Gardens at Stirling, Inc.

Address: 950 S. Dixie Highway

City: Hollywood, Fl. 33020

Phone: (954) 920-6180

Agent:

Name: Associated Engineers of
South Florida

Address: 5450 Griffin Road,

City: Davie, Fl.

Phone: (954) 584-6880

BACKGROUND INFORMATION

Application Request: Site Plan Approval

Address/Location: 5911 SW 61 Avenue (220' N. of Stirling Road)

Land Use Plan Designation: Residential (10 du/ac)

Zoning: RM-10 (Multi-Family Residential 10du/ac)

Existing Use: The subject site is undeveloped

Proposed Use: 28 townhomes developed at 10 du / ac.

Parcel Size: 2.75 acres net 2.83 acres gross.

Surrounding Land Use:

North: Two single family residences

South: The Ark restaurant towards the middle of the site and small retail and office use at the southeast and southwest ends.

East: Undeveloped

West: Medical office

Surrounding Zoning:

North: R-2 (Low Density Dwelling District)

South: B-2 (Community Business District)

East: B-2 (Community Business District)

West: B-2 (Community Business District)

ZONING HISTORY

Previous Requests on Same Property: None

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval to construct three (3) buildings consisting of 28, two-story, two bedroom, rental townhomes with garages, associated parking and landscaping. Site amenities will include an exercise room with an outdoor patio and spa. The property will be fully enclosed with a 6' chain link fence on the west, north and south property lines and a 6' metal railing on the east property line.
2. *Building:* The buildings are arranged in a linear pattern to fit within the narrow parameters of the site with the rear of the units facing the residential property to the north. All of the units will be two bedroom with approximately 1700 square feet including a one car garage. The building's exterior reflects stucco walls painted in a "Smoke Stain Rose", tan accent banding, white garage doors and widow frames, and Spanish 'S' tile roofing material. The building height will be 27' to the mean of roof.
3. *Parking and access:* Sixty one parking (61) spaces are required for the town home units and guest parking. Sixty five (65) spaces have been provided. Access to the site will be through a 22' ingress/egress easement off of SW 61st Avenue.
4. *Landscaping:* The Landscape plan reflects Mahogany and Live Oak trees along the north perimeter adjacent to the residential property. The south perimeter adjacent to commercial uses will be screened with Green and Silver Buttonwood trees, Sabal Palms, Washingtonia Palms and a continuous row of Areca Palms. Each unit will have two flowering trees or three palms at the front entrance ways. The entrance drive into the units will be landscaped on both sides with Foxtail Palms, Roebellini Palms and shrubs and groundcover. Forty six (46) percent open space has been provided.

5. *Signage:* An entry sign location is reflected on the site plan and landscape plan, but will not be reviewed for approval at this time. A signage detail will be required for approval at the time of submission.
6. *Drainage:* On-site drainage will be routed into drain fields with overflow into dry retention.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The proposed project is within the Planning Area No. 9. This area is predominantly agricultural in nature with scattered low density single family residential development. Low profile commercial development lines the Griffin Road, Davie Road and Stirling Road corridors.

Broward County Land Use Plan: The subject site is governed by the plat titled “The Gardens at Stirling” restricted to 28 two bedroom townhouse units.

Staff Analysis and Findings of Fact

The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie.

Staff Recommendation

Recommendation: *Based upon the above, staff recommends approval of application SP 4-5-00 subject to the following conditions prior to the issuance of a building permit.*

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2. Providing a copy of the recorded plat.
3. Providing a sign detail and square footage of sign area.
4. Reflecting the 6’ railing shown on the landscape plan on the site plan and providing a detail of its construction also, providing setback dimensions from the property line to the entrance sign and moving the entrance sign out of the utility easement (approximately 3’ to the west) or providing a hold harmless letter to the Town from the utility department.

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Site Plan Committee

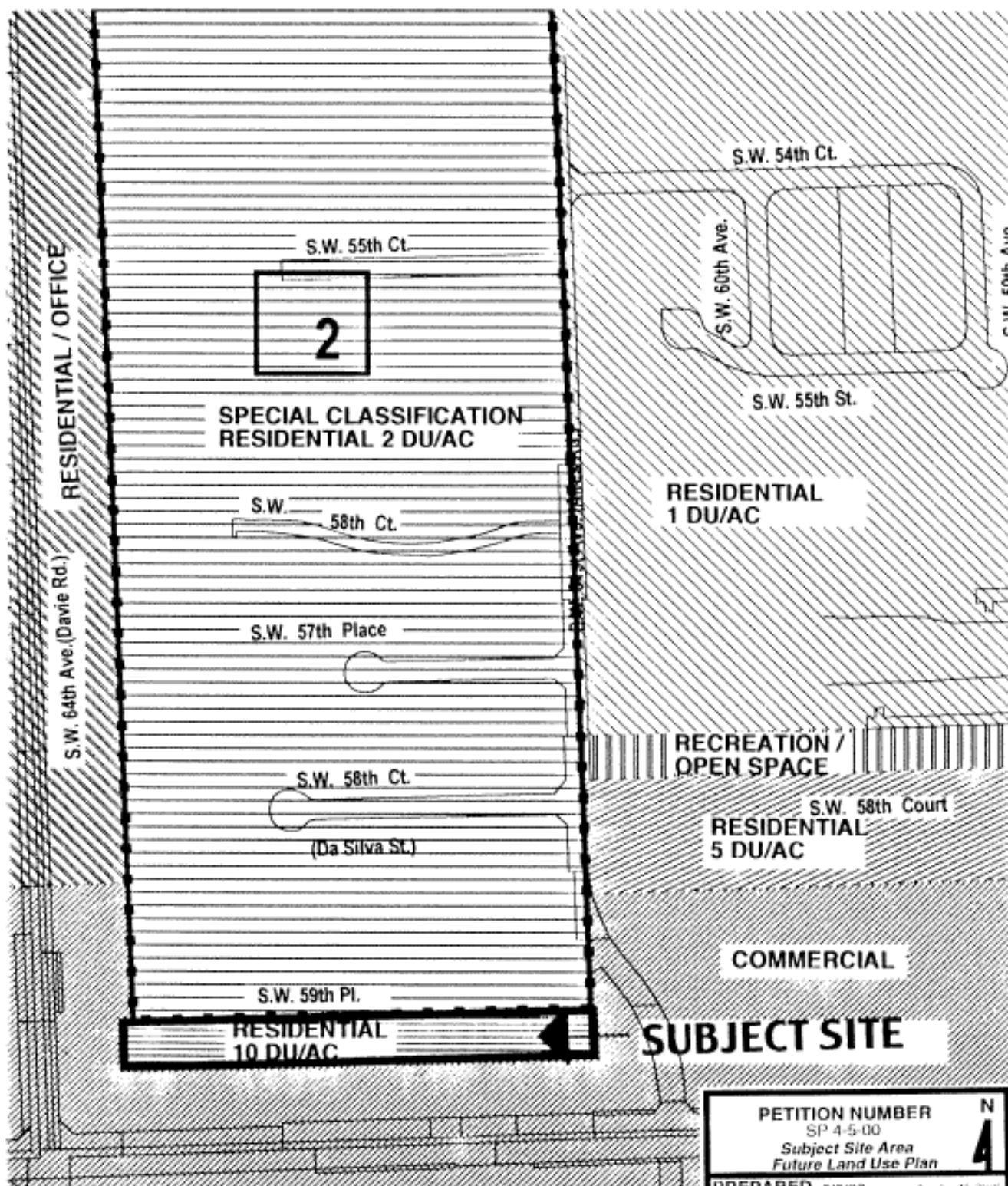
Site Plan Committee Recommendation: motion to approve based on the planning report and that the petitioner change the front entry to a hip roof with two columns and that planting material in front be switched from Hibiscus to Nora Grants. (motion carried 4-0 June 27, 2000, James Marcellini absent).

Exhibits

1. Land Use Map
2. Subject Site Map
3. Aerial

Prepared by:

Reviewed by:



DAVIE ROAD

SUBJECT SITE

STIRLING ROAD

SW 61 AVENUE

N
DATE FLOWN
JANUARY 1998
SCALE: NTS
SP 4-5-00